



CITY OF SAINT PAUL

OFFICE OF THE CITY COUNCIL

310 CITY HALL

15 WEST KELLOGG BOULEVARD

SAINT PAUL, MN 55102-1615

Marcia Moermond, Legislative Hearing Officer

EMAIL: legislativehearings@ci.stpaul.mn.us

PHONE: (651) 266-8560 FAX: (651) 266-8574

June 3, 2016

Dao Yang
3945 Gresham Ct N
Oakdale MN 55128

VIA US MAIL & EMAIL: daopeteryang@hotmail.com

Re: Order to Remove or Repair 595 Jessamine Avenue East

Dear Mr. Yang:

This letter is to inform you that on June 1, 2016, you missed your City Council Public Hearing before the City Council. At the Legislative Hearing on May 24th that you attended, the Legislative Hearing Officer related to you that she will recommend that the City Council remove the building within 15 days with no option for repairs. This final action was taken by Council as recommended.

However, based upon your request received yesterday to reschedule and reconsider your request to rehabilitate the dwelling, Ms. Moermond is willing to withhold the demolition of the building and discuss the matter on **Tuesday, June 14, 2016 Legislative Hearing at 9:00 a.m. in Room 330 City Hall/Courthouse**. We will be providing a Hmong interpreter for this hearing. Please note that failure to appear at the hearing may result in denial of your appeal. Be further advised that she is requesting the following conditions to be met at the June 14th hearing in order to consider your request to be granted time for the rehabilitation:

1. post a \$5,000 performance deposit with the Department of Safety & Inspections, 375 Jackson Street, Ste. 220, Saint Paul MN 55101 (this deposit will be returned with interest if the rehabilitation is completed within the time granted);
2. the property taxes must be paid and brought current;
3. financial information dedicating the funds for the project (a line of credit, sworn construction loan or a bank statement). City's estimate the repair of the structure between \$60,000 to \$75,000; provide loan documentation approving the loan to be used for this project OR if it's being handled by an insurance company due to the fire, you may need to submit documents showing pending claim(s) and outcome of the claim;
4. provide an affidavit of financial commitment if the fund is from a bank;
5. submit general and subcontractor bids;
6. if you are not capable of doing the rehabilitation, you can get a third party or a general contractor who is familiar with doing rehabilitation for vacant building Category 3 to oversee the project. (A third party involved in doing the rehabilitation can provide a work plan, order a code compliance inspection*, get contractor bids to complete the project); and,

7. *obtain a new code compliance inspection for a single family dwelling if you intend to rehabilitate the dwelling as a single family home (Please be aware that your previous code compliance inspection was for a duplex inspection.).

If you wish to proceed with removal of the building yourself, the City will need to see a signed contract with a licensed demolition contractor or the City will demolish the building and assess the costs to the property.

If you have any questions, you may contact me at 651-266-8563.

Sincerely,

/s/

Mai Vang
City Council Offices

cc: Steve Magner
Joe Yannarely
Amy Spong
Christine Boulware
Vicki Sheffer
Tom Murray, tommeryann6@q.com